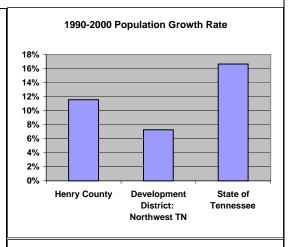
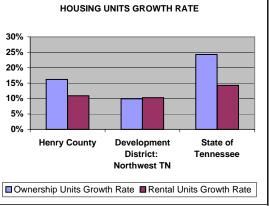
Population and Housing Market Profiles: Henry County

		Development	
	Henry	District:	State of
	County	Northwest TN	Tennessee
POPULATION			
Census 2000 Population	31,115	252,389	5,689,283
1990-2000 Population Growth Rate	11.6%	7.3%	16.7%
MINORITY POPULATION			
African American population			
Census 2000	2,906	31,395	953,349
1990-2000 Growth Rate	3.3%	8.9%	22.5%
Asian & Pacific Islander population			
Census 2000	131	1,293	73,505
1990-2000 Growth Rate	142.6%	133.0%	130.9%
Hispanic population			
Census 2000	311	3,748	123,838
1990-2000 Growth Rate	182.7%	287.6%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
Census 2000	10,072	73,140	1,561,363
Ownership Units Growth Rate	16.2%	9.9%	24.3%
Owner Market Vacancy rates	3	1.4 to 3.2	2.0
Rental Units			
Census 2000	2,947	27,613	671,542
Rental Units Growth Rate	10.9%	10.3%	14.3%
Renter Market Vacancy rates	9.9	8.1 to 13.9	8.8
		-	<u>-</u>
AGE OF HOUSING STOCK			
Percent of units built before 1960	24.8%	30.9%	25.4%
Percent of units built after 1990	23.0%	18.6%	23.5%





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Median Family

Income

State of

Tennessee

Population and Housing Market Profiles: Henry County Development Homeownership Rates: 1990 & 2000 Henry District: State of Northwest TN Tennessee County 80% **HOME OWNERSHIP RATES** 75% Census 2000 72.6% 77.4% 69.9% 70% Census 1990 76.5% 72.7% 68.18 65% MINORITY HOMEOWNERSHIP RATES **Henry County** Development District: African American Northwest TN Census 2000 59.6% 53.19 50.5% □ Census 2000 ■ Census 1990 Census 1990 57.3% 54.8% 47.3% Asian & Pacific Islander Census 2000 33.1% 48.4% 50.3% Income Statiatics (2000 Census) Census 1990 70.0% 31.0% 45.1% Hispanic \$50,000 Census 2000 53.3% 36.3% 35.8% \$40,000 \$30,000 Census 1990 65.8% 57.0% 48.6% \$20,000 \$10,000 1999 Income (2000 Census) \$10,794 to Per Capita Median Per Capita Income \$15,855 \$17,409 \$19,393 Income Household \$21,995 to Income Median Household Income \$30,169 \$32,788 \$36,360 \$30,339 to ■ Henry County ■ State of Tennessee Median Family Income \$35,836 \$40,533 \$43,517 % of Persons below Poverty Level Income Growth during the 1990s Per Capita Income 52% 58% 15.0% 14.5% 14.0% 13.5% N/A Median Household Income 60% N/A 47% Median Family Income 58% 47% N/A 13.0% 12.5% Poverty Status in 2000 **Henry County** Development Persons below Poverty Level District: 35,940 746,789 4,364 Northwest TN Families below Poverty Level 160,717 961 7,964 % of Persons below Poverty Level 14.3% 14.8% 13.5%

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Population and Housing Market Profiles: Henry County Development District: State of Housing Cost Burden in 2000 Henry Northwest TN County Tennessee 40% Home Values & Owner Cost Burden 35% 30% \$53,000 to 25% 2000 median home value \$75,800 \$75,800 \$93,000 20% 81.3% 1990-00 increase in home value 60.3% 15% Owner-cost Over 30 percent of income 20.6% 17.6% 19.9% 10% 13.3% 5% Owner-cost Over 36 percent of income 15.5% 14.5% 0% **Henry County** Development State of **Gross Rent & Rent Burden** District: Tennessee 2000 median Gross Rent \$505 \$403 \$287 to \$424 Northwest TN 1990-00 increase in Gross Rent 49.3% N/A 41.5% Gross Rent Over 30 percent of income 32.3% 34.4% 37.9% Owner-cost Over 30 percent of income Gross Rent Over 36 percent of income 26.8% 25.1% 30.2% ■ Gross Rent Over 30 percent of income **Units with Other Housing Problems House Heating Fuel Used** Lacking complete plumbing facilities 50 499 14,340 522 Lacking complete kitchen facilities 110 13,324 60% Over crowding (over 1 person per room) 271 2,327 61,191 50% House Heating Fuel Used in 2000 40% Electricity 53.4% 43.5% 52.1% 30% Utility Gas 30.9% 43.1% 36.0% Bottled or LP Gas 10.8% 9.9% 7.2% 20% 10% Recent Movers (2000 Census) 0% Moved into the unit in 1999 or later 19.0% 18.3% 20.7% **Henry County** Development State of Moved into the unit in 1995 or later 47.5% 44.6% 49.6% District: Tennessee Moved into the unit in 1990 or later 64.0% 60.4% 65.7% Northwest TN Mobile Home Units (2000 Census) 3,978 18,369 268,876 ■ Electricity ■ Utility Gas ■ Bottled or LP Gas

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